

FINAL PLAT OF ISSAQUAH HIGHLANDS

VOL/PG

222/086

DIVISION 53

(REPLAT OF DIVISION 53 AND 77)

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 24 N, RANGE 6 E, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS, THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC ALL OF THOSE ROADS, ALLEYS, EASEMENTS AND RIGHTS OF WAY WHICH ARE SHOWN HEREON FOR PUBLIC USE (EXCLUDING ANY PRIVATE ROADS SHOWN ON THIS PLAT) ALSO THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS, SHOWN ON THE FACE OF THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE PUBLIC STREETS AND AVENUES SHOWN HEREON; AND DEDICATE TO THE CITY OF ISSAQUAH FREE AND CLEAR OF ALL ENCUMBRANCES, EXCEPT AS SHOWN HEREON; AND DEDICATE ALL PUBLICLY-DESIGNATED EASEMENTS FOR PUBLIC UTILITIES IN FAVOR OF THE CITY OF ISSAQUAH AND GRANT TO THE CITY OF ISSAQUAH AUTHORITY TO ASSIGN LAST SAID PUBLICLY-DESIGNATED EASEMENTS TO OTHER PUBLIC UTILITIES AT ITS DISCRETION.

FURTHER, WE WAIVE FOR OURSELVES, OUR HEIRS AND ASSIGNS, AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED TO THE ADJACENT LANDS OF THIS SUBDIVISION BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

ISSAQUAH HIGHLANDS 12 L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY

BY: ATLIN INVESTMENT INC., ITS MANAGING MEMBER.

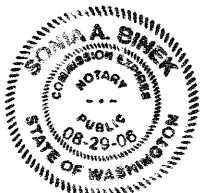
BY: [Signature] ITS: President

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
COUNTY OF King) SS

ON THIS 16th DAY OF July, 2004 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Wes Griesbrecht TO ME KNOWN TO BE THE President OF ATLIN INVESTMENT INC., A WASHINGTON CORPORATION, THE CORPORATION WHICH IS MANAGER OF ISSAQUAH HIGHLANDS 12 L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION AND LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.



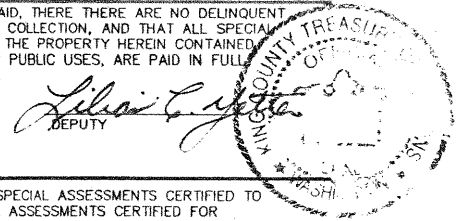
Sonia A. Binck
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Kirkland
MY APPOINTMENT EXPIRES 8/29/06
PRINT NAME Sonia A. Binck

ACKNOWLEDGMENTS

FINANCE DIVISION CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION, AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, EASEMENTS, TRACTS, OR FOR PUBLIC USES, ARE PAID IN FULL. DATED THIS 5th DAY OF August, 2004 A.D.

Ken Guy
MANAGER, KING COUNTY OFFICE OF FINANCE



TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION, AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, EASEMENTS, TRACTS, OR FOR OTHER PUBLIC USES, ARE PAID IN FULL.

DATED THIS 03rd DAY OF AUGUST, 2004 A.D.

[Signature]
JIM BLAKE, FINANCE DIRECTOR, CITY OF ISSAQUAH

APPROVALS

EXAMINED AND APPROVED THIS 2ND DAY OF AUGUST, 2004

[Signature]
KEITH NIVEN - PROGRAM DIRECTOR, CITY OF ISSAQUAH M.D.R.T.

EXAMINED AND APPROVED THIS 2nd DAY OF August, 2004 A.D.

[Signature]
BOB BROCK - PUBLIC WORKS DIRECTOR, CITY OF ISSAQUAH

EXAMINED AND APPROVED THIS 3rd DAY OF August, 2004 A.D.

[Signature]
AVA FRISINGER, MAYOR, CITY OF ISSAQUAH

EXAMINED AND APPROVED THIS 3rd DAY OF August, 2004 A.D.

[Signature]
CATHLEEN KOCH, CITY CLERK

EXAMINED AND APPROVED THIS 5th DAY OF AUGUST, 2004 A.D.

SCOTT NOBLE

KING COUNTY ASSESSOR

[Signature]

DEPUTY KING COUNTY ASSESSOR

362992-1460-05 AND 362992-0660-05

SECTION SUBDIVISION

NOTE:
SECTION SUBDIVISION PER FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 28-33, 35-48, 52, 80, 81, 86 AND 87, ACCORDING TO PLAT RECORDED IN VOLUME 203 OF PLATS AT PAGE(S) 24-37, UNDER RECORDING NUMBER 200112800068, IN KING COUNTY, WASHINGTON.

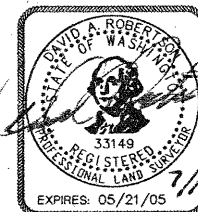
LEGAL DESCRIPTION

DIV. 53 AND DIV. 77 OF CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA 03-008 IH, ACCORDING TO SURVEY RECORDED MAY 19, 2003 UNDER RECORDING NO. 20030519900007, IN KING COUNTY, WASHINGTON.

COUNTY RECORDING OFFICIAL'S INFORMATION BLOCK (WAC 332-130-050)

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS REPLAT OF DIVISION 53 AND 77, ISSAQUAH HIGHLANDS IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, EXCEPT AS NOTED; AND THAT I FULLY COMPLIED WITH PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.



[Signature]
DAVID A. ROBERTSON, PROFESSIONAL LAND
SURVEYOR. CERTIFICATE NO. 33149
TRIAD ASSOCIATES
11814 115TH AVE. NE.
KIRKLAND, WASHINGTON 98034
PHONE: (425) 821-8448

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY THIS 05 DAY OF August, 2004, AT 11:19 A.M. MINUTES PAST 11 M. AND RECORDED IN VOLUME 222 OF PLATS, PAGE(S) 086, RECORDS OF KING COUNTY, WASHINGTON.
DIVISION OF RECORDS AND ELECTIONS

MANAGER

[Signature]
SUPERINTENDENT OF RECORDS

PORTION OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 24 NORTH,
RANGE 6 EAST, WILLAMETTE MERIDIAN, IN THE CITY OF ISSAQUAH,
KING COUNTY, WASHINGTON

JOB NO 04-018

SHEET 1 OF 4



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FINAL PLAT OF ISSAQUAH HIGHLANDS

VOL/Pg

222/087

**DIVISION 53
(REPLAT OF DIVISION 53 AND 77)****A PORTION OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 24 N, RANGE 6 E, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON****NOTES**

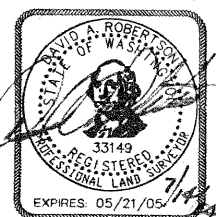
1. ALL MONUMENTS DELINEATED AS FOUND WERE FIELD VISITED AS STATED.
2. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING 3 AND 5 SECOND ELECTRONIC THEODOLITES WITH INTEGRAL ELECTRONIC DISTANCE MEASURING UNITS. THE LINEAR AND ANGULAR CLOSURE OF THE TRAVERSE MET OR EXCEEDED THE STANDARDS OF W.A.C. 332-130-090.
3. NO EXISTING LOT, DIVISION, TRACT, OR PARCEL IN THIS PLAT SHALL BE DIVIDED OR CHANGED WHEREBY THE ALLOWABLE DEVELOPMENT, AS DEFINED IN THE DEVELOPMENT AGREEMENT, IS EXCEEDED; EXCEPT WHEN AND IF THE DEVELOPMENT AGREEMENT IS TERMINATED, THE CITY OF ISSAQUAH MAY ALLOW THE ALLOWABLE DEVELOPMENT TO BE EXCEEDED.
4. ALL FUTURE PRIVATE UTILITY STUB-OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER.
5. STRUCTURES, OR OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO DECKS, PATIOS, FENCES, OUTBUILDINGS) SHALL NOT BE PERMITTED WITHIN THE ACCESS EASEMENTS AND PUBLIC UTILITY EASEMENTS SHOWN HEREON AND DEDICATED TO THE CITY, WITHOUT PRIOR APPROVAL FROM THE CITY OF ISSAQUAH.
6. NO LINES OR WIRES FOR TRANSMISSION OF ELECTRIC CURRENT, OR FOR TELEPHONE, CABLE TELEVISION, TELECOMMUNICATIONS OR DATA TRANSMISSION USES SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.
7. UPON DEVELOPMENT OF THIS PLAT, ANY APPLICANT FOR DEVELOPMENT SHALL ADOPT TESTING STANDARDS THAT VERIFY THAT THE LOW 1/1 DESIGN VALUES ARE ACHIEVED, TEST MANHOLES AND SIDE SEWERS, AND LOCATE SEWERS IN AREAS THAT DO NOT ENCOURAGE INFLOW.
8. A SCHOOL MITIGATION PAYMENT IN THE AMOUNT OF ONE THOUSAND THREE HUNDRED NINETY SIX AND NO/100 DOLLARS (\$1,396) PER SINGLE FAMILY DWELLING UNIT, OR FIVE HUNDRED SEVENTY THREE AND NO/100 DOLLARS (\$573) PER MULTIFAMILY DWELLING UNIT, SHALL BE PAID TO ISSAQUAH SCHOOL DISTRICT NO. 411 AT THE TIME THE BUILDING PERMIT FOR EACH DWELLING UNIT IN THE PLAT IS ISSUED.
9. THIS PLAT IS SUBJECT TO THE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN THE DOCUMENT RECORDED UNDER A.F.N. 9508160202 (SCHOOL MITIGATION AGREEMENT REGARDING THE GRAND RIDGE URBAN PLANNED DEVELOPMENT). AND AS MODIFIED BY INSTRUMENT FILED UNDER RECORDING NO. 9712121468.
10. THIS PLAT IS SUBJECT TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND/OR EASEMENTS" AS AMENDED FOR THIS PLAT; BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES: RECORDED DECEMBER 20, 1995 UNDER RECORDING NO. 9512201313 AND AS MODIFIED BY AMENDMENTS.
11. THIS PLAT IS SUBJECT TO THE UTILITY EASEMENT AND AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN: LAKESIDE INDUSTRIES AND: GRAND RIDGE PARTNERSHIP (LIMITED PARTNERSHIP) AND THE GLACIER RIDGE PARTNERSHIP (LIMITED PARTNERSHIP), RECORDED DECEMBER 20, 1995 UNDER RECORDING NO. 9512201316 AND MODIFIED BY INSTRUMENT FILED UNDER RECORDING NO. 9609191191.
12. THIS PLAT IS SUBJECT TO THE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN THE DOCUMENT RECORDED UNDER A.F.N. 9606180756 (RECORDED TO GIVE NOTICE OF THE JOINT AGREEMENT INCLUDING THE EASTERN ACCESS COVENANTS [THREE-PARTY]) AND AS MODIFIED BY AMENDMENTS.
13. THIS PLAT IS SUBJECT TO THE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN THE DOCUMENT RECORDED UNDER A.F.N. 9606251228 (RECORDED TO GIVE NOTICE OF THE ANNEXATION AND DEVELOPMENT AGREEMENT [TWO-PARTY]) AND AS MODIFIED BY AMENDMENTS.
14. THIS PLAT IS SUBJECT TO RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, CONTAINED AND/OR DELINEATED ON THE FACE OF THE PLAT RECORDED IN VOLUME 210 OF PLATS AT PAGE(S) 30 THROUGH 39, INCLUSIVE, IN KING COUNTY, WASHINGTON. EXCEPT AS MODIFIED BY THIS PLAT.
15. THIS PLAT IS SUBJECT TO THE "DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS AND/OR EASEMENTS" AS AMENDED FOR THIS PLAT; BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES: RECORDED APRIL 28, 1997 UNDER RECORDING NO. 9704281807 AND AS MODIFIED BY AMENDMENTS.
16. THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF LIEN FOR RESIDENTIAL ASSOCIATION ASSESSMENT" RECORDED: NOVEMBER 20, 2002 UNDER RECORDING NUMBER: 20021120001898.
17. THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ISSAQUAH HIGHLAND SUMMARY NOTICE OF GOVERNING DOCUMENTS AND DEVELOPMENT AGREEMENT AND CONSERVATION EASEMENTS" RECORDED: NOVEMBER 20, 2002 UNDER RECORDING NUMBER: 20021120001901.
18. THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF RETAINED AND ASSIGNED RIGHTS UNDER DEVELOPMENT AGREEMENT AND CONSERVATION EASEMENT" RECORDED: NOVEMBER 20, 2002 UNDER RECORDING NUMBER: 20021120001902.
19. THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF OWNERSHIP OF FIBER OPTIC SYSTEM (ISSAQUAH HIGHLANDS)", RECORDED FEBRUARY 18, 2003 UNDER RECORDING NUMBER: 20030218001542.
20. THIS PLAT IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISIONS): LLA 03-008 IH, RECORDED FEBRUARY 19, 2003 UNDER RECORDING NUMBER: 20030519900007.
21. THIS PLAT IS SUBJECT TO THE TERMS, AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR VIEW PROTECTION RECORDED AUGUST 14, 2003 UNDER RECORDING NUMBER: 20030814000046.
22. THIS PLAT IS SUBJECT TO THE TERMS, AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR COMMUNITY FOR ISSAQUAH HIGHLANDS" RECORDED SEPTEMBER 11, 2003 UNDER RECORDING NUMBER: 20030911002246. SAID INSTRUMENT IS A RE-RECORD OF RECORDING NUMBER: 20030520000559.
23. THIS PLAT IS SUBJECT TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND/OR EASEMENTS" AS AMENDED FOR THIS PLAT; BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES: RECORDED APRIL 28, 1997 UNDER RECORDING NO. 9704281806 AND AS MODIFIED BY AMENDMENTS.
24. THIS PLAT IS SUBJECT TO THE PROVISIONS OF THE ARTICLES OF INCORPORATION AND BY-LAWS OF THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION, AND ANY TAX, FEE ASSESSMENTS OR CHARGES AS MAY BE LEVIED BY SAID ASSOCIATION.
25. THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR COMMUNITY FOR ISSAQUAH HIGHLANDS", RECORDED FEBRUARY 4, 2004 UNDER RECORDING NUMBER: 20040204000499.
26. THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "TEMPORARY CONSTRUCTION EASEMENT AND ACCESS EASEMENT AGREEMENT", RECORDED MAY 18, 2004 UNDER RECORDING NUMBER: 20040518001438.
27. THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EMERGENCY AND PUBLIC ACCESS EASEMENT AGREEMENT", RECORDED MAY 27, 2004 UNDER RECORDING NUMBER: 20040527001817.
28. THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "UTILITY EASEMENT AGREEMENT", RECORDED MAY 27, 2004 UNDER RECORDING NUMBER: 20040527001818.
29. THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "UTILITY EASEMENT AGREEMENT", RECORDED MAY 27, 2004 UNDER RECORDING NUMBER: 20040527001819.

EASEMENT PROVISIONS (SHOWN ON SHEET 4)

1. AN EASEMENT FOR PUBLIC PEDESTRIAN ACCESS IS HEREBY RESERVED FOR AND GRANTED TO THE PUBLIC AND THE CITY OF ISSAQUAH OVER AND UPON LOTS 1 AND 12 AS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "PUBLIC SIDEWALK EASEMENT". THE EASEMENT SHALL BE MAINTAINED BY THE CITY OF ISSAQUAH, WHICH SHALL HAVE THE RIGHT TO ENTER UPON SAID LOTS TO PERFORM MAINTENANCE ON THE PUBLIC IMPROVEMENTS WITH THE ADJACENT RIGHT OF WAY. FOLLOWING ANY USE, THE CITY SHALL RESTORE THE EASEMENT AREA AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION.
2. AN EASEMENT FOR PRIVATE PEDESTRIAN ACCESS AND LANDSCAPING IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS ADJACENT TO AND SERVED BY THE EASEMENT OVER AND UPON THE LOTS AS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "PRIVATE LANDSCAPE EASEMENTS". THE LANDSCAPING AND FACILITIES WITHIN THE EASEMENT SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS ADJACENT TO AND SERVED BY EASEMENT.
3. A NON-EXCLUSIVE ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH UNDER AND UPON A 2.00 FOOT WIDE STRIP OF PRIVATE LAND LYING PARALLEL WITH AND ADJACENT TO PUBLIC RIGHT-OF-WAY AS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "SIDEWALK/ALLEY MAINTENANCE EASEMENT". THE SIDEWALK/ALLEY MAINTENANCE EASEMENT IS FOR THE PURPOSE OF CITY ACCESS TO ANY PUBLIC IMPROVEMENT WITHIN THE RIGHT-OF-WAY WHICH ADJOINS THE EASEMENT AREA FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF SUCH IMPROVEMENT BY THE CITY OF ISSAQUAH. FOLLOWING ANY USE, THE CITY SHALL RESTORE THE EASEMENT AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION.
4. AN EASEMENT FOR PRIVATE FOUNDATION, DRAIN AND DOWNSPOUT IS HEREBY RESERVED FOR AND GRANTED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (I.H.C.A.) OR ITS ASSIGNS AND TO OWNERS OF LOTS SERVED BY THE EASEMENT OVER AND UPON THE EXTERIOR 5 FEET ADJACENT TO THE BUILDING FOUNDATIONS ON THE LOTS AS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "PRIVATE FOUNDATION, DRAIN AND DOWNSPOUT EASEMENT". THE FOUNDATION, DRAIN AND DOWNSPOUT FACILITIES WITHIN THE EASEMENT SHALL BE MAINTAINED BY THE OWNERS OF LOTS SERVED BY THE EASEMENT. EXCEPT AS OTHERWISE PROVIDED BY THE I.H.C.A., EACH BENEFITED OWNER SHALL SHARE EQUALLY IN THE MAINTENANCE OF THE FOUNDATION, DRAIN AND DOWNSPOUT FACILITIES THEREIN. THE I.H.C.A. SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO UNDERTAKE SUCH MAINTENANCE AND TO ALLOCATE SUCH MAINTENANCE COSTS TO THE BENEFITED OWNERS AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS UNDER RECORDING NO. 9704281806 AS AMENDED AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES. AFFECTS ALL LOTS OF THIS PLAT AND IS NOT SHOWN HEREON.



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JOB NO 04-018

SHEET 2 OF 4

VOL/Pg

20040805001416

FINAL PLAT OF ISSAQUAH HIGHLANDS

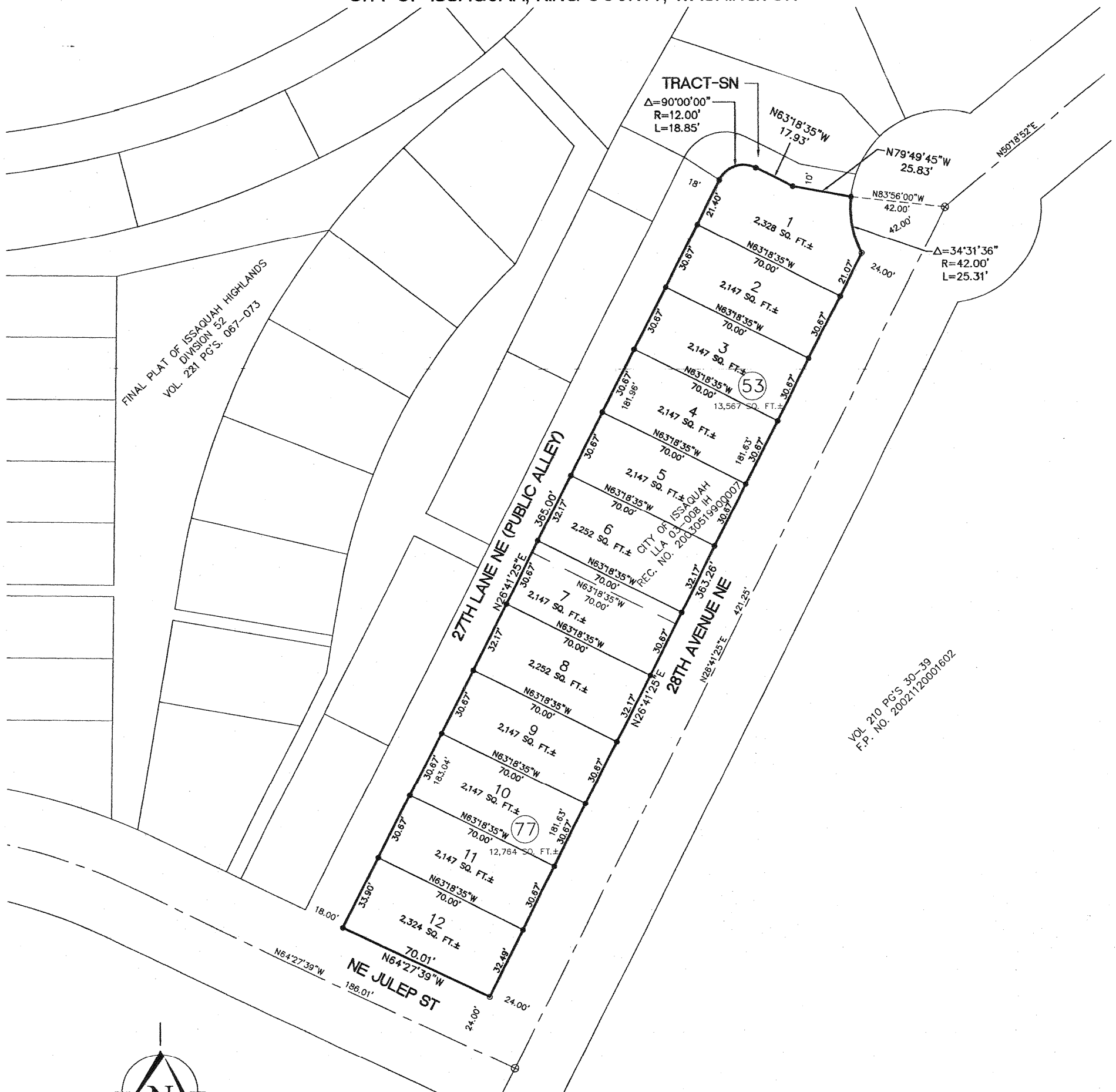
VOL/PG

222/088

DIVISION 53

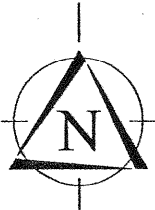
(REPLAT OF DIVISION 53 AND 77)

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 24 N, RANGE 6 E, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

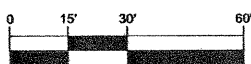


FINAL PLAT OF ISSAQUAH HIGHLANDS
DIVISION 52
VOL. 221 PG'S. 067-073

VOL 210 PG'S 30-39
F.P. NO. 20021120001602



SCALE: 1" = 30'



BASIS OF BEARING:

FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 28-33, 35-48, 52, 80, 81, 86 & 87 IN VOL. 203 OF PLATS AT PAGES 24-37, RECORDS OF KING COUNTY, WASHINGTON UNDER RECORDING NUMBER 20011128000868.

LEGEND:

⊕ BRASS DISK IN 4"x4" CONCRETE MONUMENT IN CASE SET PER FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 28-33, 35-48, 52, 80, 81, 86 & 87 IN VOL. 203 OF PLATS AT PAGES 24-37, RECORDS OF KING COUNTY, WASHINGTON UNDER RECORDING NUMBER 20011128000868 AND/OR FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 50, 51, 53, 54, 56, 57, 59, 60, 76, 77, 78 & 79 IN VOL. 210 OF PLATS AT PAGES 30-39, RECORDS OF KING COUNTY, WASHINGTON UNDER RECORDING NUMBER 200211200001602.

○ 1/2 INCH REBAR AND PLASTIC CAP "DEA" 26252 SET AT ALL DIVISION AND TRACT CORNERS PER FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 28-33, 35-48, 52, 80, 81, 86 & 87 IN VOL. 203 OF PLATS AT PAGES 24-37, RECORDS OF KING COUNTY, WASHINGTON UNDER RECORDING NUMBER 20011128000868 AND/OR FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 50, 51, 53, 54, 56, 57, 59, 60, 76, 77, 78 & 79 IN VOL. 210 OF PLATS AT PAGES 30-39, RECORDS OF KING COUNTY, WASHINGTON UNDER RECORDING NUMBER 200211200001602.

● SET REBAR AND CAP OR NAIL & TAG LS# 33149

NOTE:

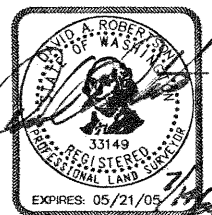
SEE SHEET 4 OF 4 FOR DEPICTION OF EASEMENTS OF RECORD AND EASEMENTS ESTABLISHED. SEE SHEET 2 OF 4 FOR EASEMENT NOTES.



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JOB NO 04-018

SHEET 3 OF 4



FINAL PLAT OF ISSAQUAH HIGHLANDS

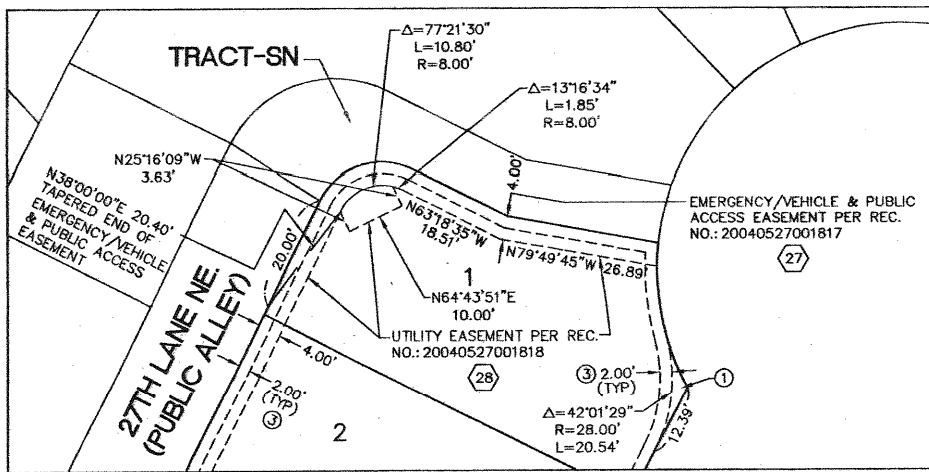
VOL/PAGE

222/089

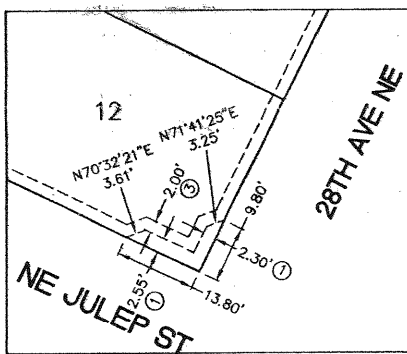
DIVISION 53

(REPLAT OF DIVISION 53 AND 77)

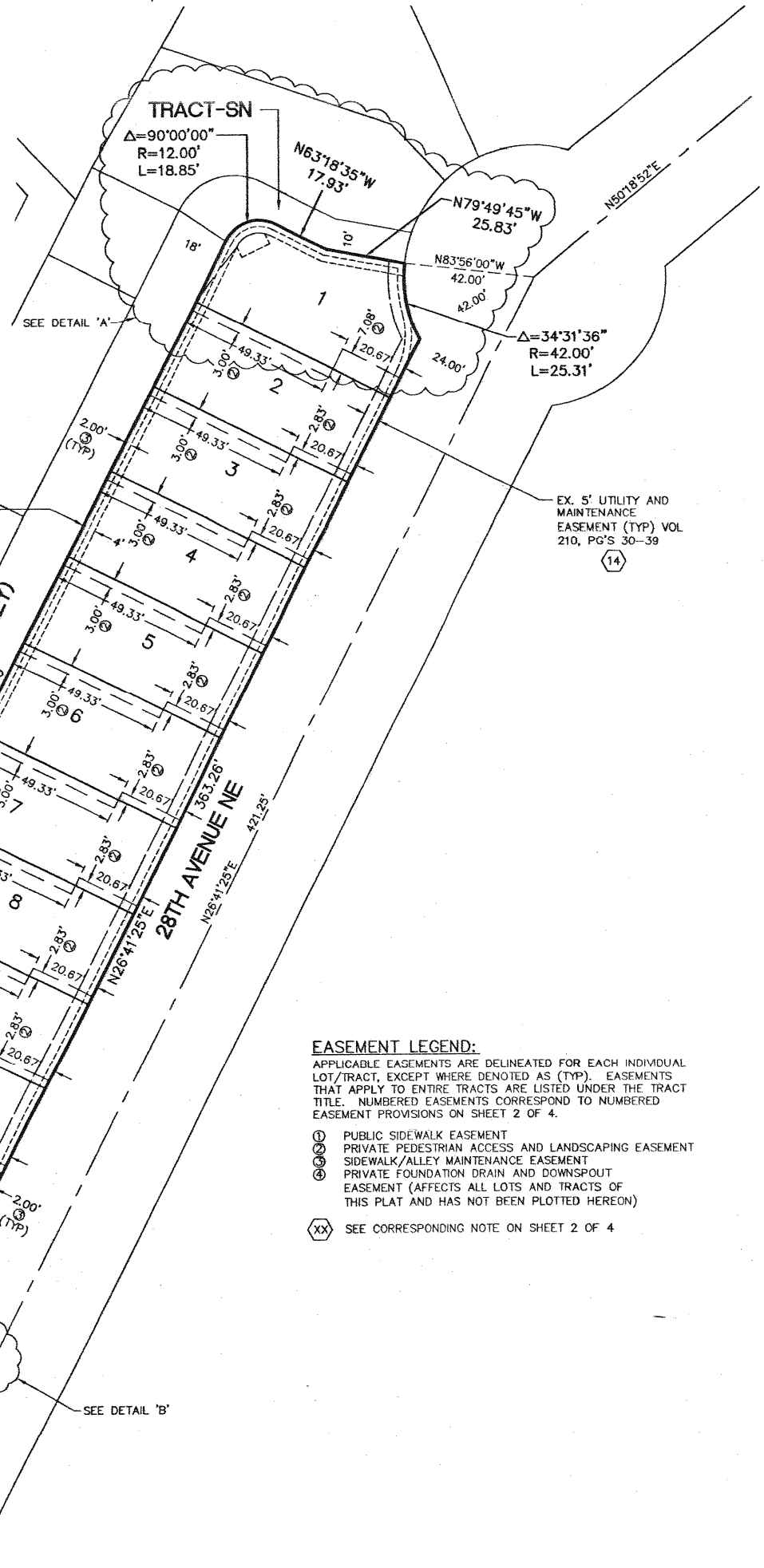
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 24 N, RANGE 6 E, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



DETAIL 'A'
SCALE 1"=20'



DETAIL 'B'
SCALE 1"=20'



EASEMENT LEGEND:

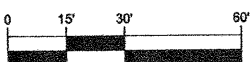
APPLICABLE EASEMENTS ARE DELINEATED FOR EACH INDIVIDUAL LOT/TRACT, EXCEPT WHERE DENOTED AS (TYP). EASEMENTS THAT APPLY TO ENTIRE TRACTS ARE LISTED UNDER THE TRACT TITLE. NUMBERED EASEMENTS CORRESPOND TO NUMBERED EASEMENT PROVISIONS ON SHEET 2 OF 4.

- ① PUBLIC SIDEWALK EASEMENT
- ② PRIVATE PEDESTRIAN ACCESS AND LANDSCAPING EASEMENT
- ③ SIDEWALK/ALLEY MAINTENANCE EASEMENT
- ④ PRIVATE FOUNDATION DRAIN AND DOWNSPOUT EASEMENT (AFFECTS ALL LOTS AND TRACTS OF THIS PLAT AND HAS NOT BEEN PLOTTED HEREON)

XX SEE CORRESPONDING NOTE ON SHEET 2 OF 4



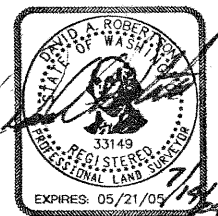
SCALE: 1" = 30'



CITY OF ISSAQUAH FILE NO. FP04-004IH



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